CERTIFICATION FORM FOR TIA STUDY PM

TRANSPORTATION IMPACT ASSESSMENT REPORTS

On 14 June 2017, the Council of the City of Ottawa adopted new Transportation Impact Assessment (TIA) Guidelines. In adopting the guidelines, Council established a requirement for those preparing and delivering transportation impact assessments and reports to sign a letter of certification.

Individuals submitting TIA reports will be responsible for all aspects of development-related transportation assessment and reporting, and undertaking such work, in accordance and compliance with the City of Ottawa's Official Plan, the Transportation Master Plan and the Transportation Impact Assessment (2017) Guidelines.

By submitting the attached TIA report (and any associated documents) and signing this document, the individual acknowledges that s/he meets the four criteria listed below.

CERTIFICATION

☑ I have reviewed and have a sound understanding of the objectives, needs and requirements of the City of Ottawa's Official Plan, Transportation Master Plan and the Transportation Impact Assessment (2017) Guidelines;

☑ I have a sound knowledge of industry standard practice with respect to the preparation of transportation impact assessment reports, including multi modal level of service review;

☑ I have substantial experience (more than 5 years) in undertaking and delivering transportation impact studies (analysis, reporting and geometric design) with strong background knowledge in transportation planning, engineering or traffic operations; and

☑ I am either a licensed[1] or registered[2] professional in good standing, whose field of expertise is either

- ☐ Transportation engineering
- ☑ Transportation planning

[1],[2] License of registration body that oversees the profession is required to have a code of conduct and ethics guidelines that will ensure appropriate conduct and representation for transportation planning and/or transportation engineering works.

Dated at Ottawa (City) this 2 day of December ,20 22

Name: Kimberley Hunton, P. Eng.

Professional Title: Project Manager, Transportation Planning

Signature of individual certifier that they meet the above criteria

OFFICE CONTACT INFORMATION

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STAMP

MEMO

TO: Neeti Paudel, P.Eng.

FROM: Kimberley Hunton, P.Eng.

SUBJECT: **864 Lady Ellen Place – Screening Form Explanation**

DATE: **December 2, 2022**

The Screening Form has been prepared in support of the Site Plan Control Application for the proposed development at 864 Lady Ellen Place. The site is currently occupied by a three-storey general office building with a gross floor area of 3,529 m^2 and a large parking lot. The site area is 13,582 m^2 (1.3 ha or 3.3 acres) and is located at the north end of Lady Ellen Place in Ottawa, adjacent to the Highway 417 eastbound off-ramp at Carling/Kirkwood. As shown in **Figure 1**, the property currently has four access points at the northern end of Lady Ellen Place.

Figure 1: Site Location

The redevelopment of the site includes a one-storey self-storage building (1,750 m^2) and a four-storey self-storage building (15,913 m^2) with an estimated date of completion of 2024 and full occupancy date of 2025. Three of the existing access points will be maintained as ingress/egress points for the proposed development.

The Screening Form indicated that the trip generation trigger was satisfied due to the combined gross floor area of the two buildings exceeding the 5,000 m^2 required for an industrial development. However, given the expected land use change from general office to a self-storage warehouse, the anticipated number of trips during AM and PM peak hours are expected to be below the 60 peak hour person-trip threshold required to satisfy the trip generation trigger in the City of Ottawa's 2017 Transportation Impact Assessment (TIA) Guidelines.

Moreover, when considering the demolition of the existing development and construction of the proposed development, there is a net reduction in future travel demand. Using the 11th Edition of the Institute of Transportation Engineers (ITE) Trip Generation Manual, the trips generated by the existing development (ITE Land Use Code 715 – Single Tenant Office Building) and for the proposed development (ITE Land Use Code 151 – Mini Warehouse) were calculated and are shown in **Table 1**.

Table 1: Reduction in Trips to 864 Lady Ellen Place

TRIPS	EXISTING DEVELOPMENT		PROPOSED DEVELOPMENT		NET DECREASE	
	AM PEAK HOUR	PM PEAK HOUR	AM PEAK HOUR	PM PEAK HOUR	AM PEAK HOUR	PM PEAK HOUR
Vehicle Trips	64	73	17	29	47	44
Person Trips	82	93	22	37	60	56

In accordance with the City of Ottawa's TIA Guidelines, the ITE vehicle trips were multiplied by 1.28 to convert to person trips. As shown in **Table 1**, there is an expected reduction of 60 and 56 person trips during both the AM and PM peak hours when comparing the future to existing conditions.

With the reduction in person-trips it is put forward that the trip generation trigger is not satisfied. As neither the location nor the safety triggers were satisfied, the TIA study for the proposed development is considered complete.

Kimberley Hunton, P.Eng.
Manager, Transportation Planning

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City of Ottawa 2017 TIA Guidelines Screening Form

1. Description of Proposed Development

Municipal Address	864 Lady Ellen Place
Description of Location	Located at the north end of Lady Ellen Place
Land Use Classification	4-storey and 1-storey Self-Storage Warehouses
Development Size (units)	N/A
Development Size (m^2)	17,663 (Gross floor area)
Number of Accesses and Locations	3 (North end of Lady Ellen Place)
Phase of Development	Single phase
Buildout Year	2024 (anticipated)

If available, please attach a sketch of the development or site plan to this form.

2. Trip Generation Trigger

Considering the Development's Land Use type and Size (as filled out in the previous section), please refer to the Trip Generation Trigger checks below.

Land Use Type	Minimum Development Size
Single-family homes	40 units
Townhomes or apartments	90 units
Office	3,500 m^2
Industrial	5,000 m^2
Fast-food restaurant or coffee shop	100 m^2
Destination retail	1,000 m^2
Gas station or convenience market	75 m^2

** If the development has a land use type other than what is presented in the table above, estimates of person-trip generation may be made based on average trip generation characteristics represented in the current edition of the Institute of Transportation Engineers (ITE) Trip Generation Manual.*

If the proposed development size is greater than the sizes identified above, the Trip Generation Trigger is satisfied. Proposed Dev (ITE LUC: 151 Mini-Warehouse):
AM Peak Hour: 17 vehicle trips
PM Peak Hour: 29 vehicle trips

Existing Dev (ITE LUC: 715 Single-Tenant Office Space):
AM Peak Hour: 64 vehicle trips
PM Peak Hour: 73 vehicle trips

3. Location Triggers

	Yes	No
Does the development propose a new driveway to a boundary street that is designated as part of the City's Transit Priority, Rapid Transit or Spine Bicycle Networks?		X
Is the development in a Design Priority Area (DPA) or Transit-oriented Development (TOD) zone?*		X

**DPA and TOD are identified in the City of Ottawa Official Plan (DPA in Section 2.5.1 and Schedules A and B; TOD in Annex 6). See Chapter 4 for a list of City of Ottawa Planning and Engineering documents that support the completion of TIA).*

If any of the above questions were answered with 'Yes,' the Location Trigger is satisfied.

4. Safety Triggers

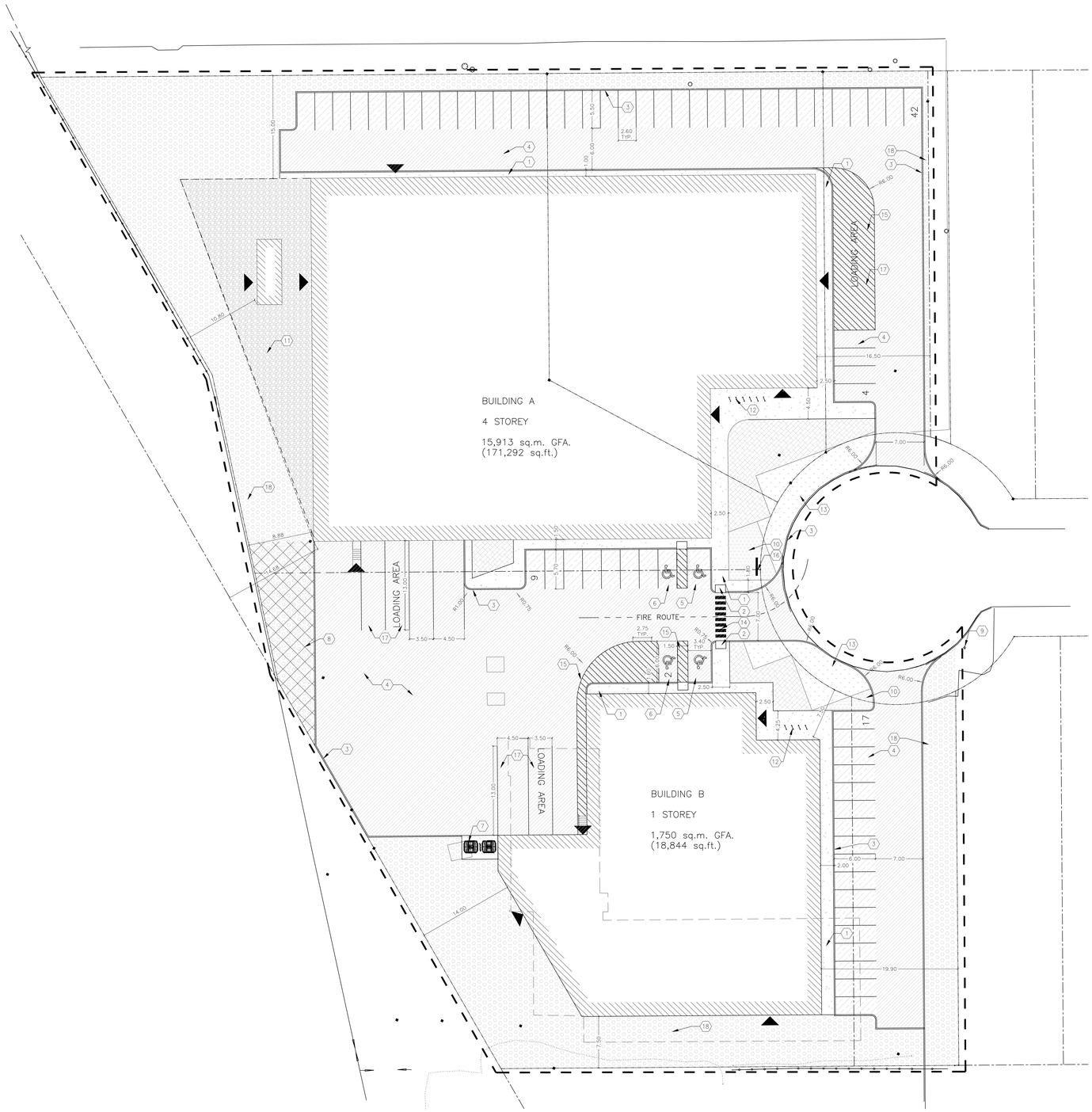
	Yes	No
Are posted speed limits on a boundary street are 80 km/hr or greater?		X
Are there any horizontal/vertical curvatures on a boundary street limits sight lines at a proposed driveway?		X
Is the proposed driveway within the area of influence of an adjacent traffic signal or roundabout (i.e. within 300 m of intersection in rural conditions, or within 150 m of intersection in urban/ suburban conditions)?		X
Is the proposed driveway within auxiliary lanes of an intersection?		X
Does the proposed driveway make use of an existing median break that serves an existing site?		X
Is there is a documented history of traffic operations or safety concerns on the boundary streets within 500 m of the development?		X
Does the development include a drive-thru facility?		X

If any of the above questions were answered with 'Yes,' the Safety Trigger is satisfied.

5. Summary

	Yes	No
Does the development satisfy the Trip Generation Trigger?		X
Does the development satisfy the Location Trigger?		X
Does the development satisfy the Safety Trigger?		X

If none of the triggers are satisfied, the TIA Study is complete. If one or more of the triggers is satisfied, the TIA Study must continue into the next stage (Screening and Scoping).



1 SITE PLAN
L100 1:250

KEYNOTES:

1. CONCRETE SIDEWALK. REFER TO DETAIL 4/L300
2. ACCESSIBLE RAMP WITH TACTILE WARNING SURFACE INDICATOR (TWSI)
3. 150mm HT CONCRETE CURB. REFER TO DETAIL 5/L300
4. ASPHALT PARKING LOT. REFER TO CIVIL FOR DETAIL.
5. TYPE A PARKING STALL
6. TYPE B PARKING STALL
7. PROPOSED GARBAGE ENCLOSURE. REFER TO DETAIL 11/L300
8. SNOW REMOVAL STORAGE AREA
9. EXISTING FIRE HYDRANT
10. 3/4" RIVER STONE MULCH.
11. 2-4" RIVER STONE MULCH.
12. 316 STAINLESS STEEL BICYCLE RACKS. REFER TO DETAIL 10/L300
13. SODDED AREA. REFER TO DETAIL 6/L300
14. PAINTED CROSSWALK
15. PAINTED ISLAND
16. SIGNAGE
17. LOADING SPACE
18. SEEDED AREA. REFER TO DETAIL 6/L300

PARKING REQUIREMENTS:

1. WAREHOUSE:
   0.4 PER 100m² FOR THE FIRST 5000m² GROSS FLOOR AREA,
   0.4 PER 100m² ABOVE 5000m² GROSS FLOOR AREA
   = 71 SPACES
2. ACCESSIBLE PARKING REQ.:
   1 TYPE A
   2 TYPE B

TOTAL PARKING PROVIDED:
74 SPACES PROVIDED
(71 REQ.)
7 LOADING SPACES PROVIDED
(3 REQ.)

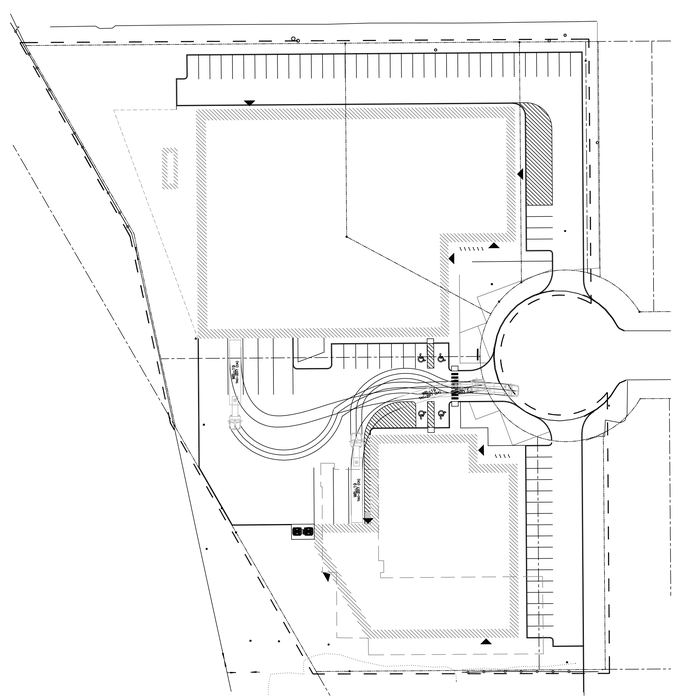
BICYCLE PARKING:
1 STALL PER 2000m² GROSS FLOOR AREA
10 SPACES PROVIDED
(9 REQ.)

LEGEND:

- TOPSOIL AND SOD
- PLANT BED
- CONCRETE SIDEWALK
- HEAVY DUTY ASPHALT PAVEMENT
- LIGHT DUTY ASPHALT PAVEMENT
- PAINTED LINES
- SNOW REMOVAL AREA
- TOPSOIL AND NATIVE GRASS SEED MIX
- TOPSOIL AND DEEP ROOTING GRASS SEED MIX
- TOPSOIL AND POLLINATOR SEED MIX
- 3/4" RIVER STONE MULCH
- 2-4" RIVER STONE MULCH
- PROPERTY LINE
- EASEMENT LINE
- BUILDING OVERHANG
- EXISTING CHAINLINK FENCE
- APPROXIMATE AREA OF WORK
- EXISTING CURB
- NEW CURB
- ACCESSIBLE PARKING STALL

LAYOUT NOTES:

1. CONTRACTOR TO CONFIRM ALL DIMENSIONS AND REPORT ANY DISCREPANCIES TO CONTRACTOR ADMINISTRATOR PRIOR TO CONSTRUCTION
2. LAYOUT TO BE APPROVED BY CONTRACT ADMINISTRATOR PRIOR TO ANY CONSTRUCTION OR REMOVALS
3. ALL DIMENSIONS ARE IN METRIC UNLESS OTHERWISE NOTED
4. CONTRACTOR IS RESPONSIBLE FOR ALL EXCAVATIONS, REMOVALS, DISPOSALS AND ROUGH GRADING AS REQUIRED TO CONSTRUCTION ALL WORKS AS SHOWN ON ALL PLANS, DETAILS AND SPECIFICATIONS
5. LOCATION OF ALL UTILITIES SHOWN FOR ILLUSTRATION ONLY. CONTRACTOR MUST CONTACT ALL UTILITIES REGARDING RULES FOR WORKING IN THE AREA OF THE UTILITIES PRIOR TO COMMENCEMENT OF ANY WORK. CONTRACTOR MUST CONFIRM LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION
6. ALL EXISTING ROADS, SIDEWALKS, CURBS, FENCING, PAVING, SODDED AREAS, AND APPROACHES, ETC. TO REMAIN TO BE PROTECTED DURING CONSTRUCTION TO CONTRACT ADMINISTRATOR'S APPROVAL AT THE CONTRACTORS OWN COSTS.
7. ALL EXISTING TREES, SHRUB BEDS, MULCH BEDS, AND SOD TO REMAIN TO BE PROTECTED DURING CONSTRUCTION. AREAS DAMAGED DURING CONSTRUCTION TO BE REPAIRED TO CONTRACT ADMINISTRATOR'S APPROVAL AT THE CONTRACTORS OWN COST.
8. USE SPECIFIED BACKFILL IN ALL TRENCHES RUNNING BELOW ALL STRUCTURES, PAVING, WALKWAYS, ETC.
9. FILL ALL HOLES AND LOW AREAS TO DESIGN SUBGRADE WITH COMPACTED FILL (SUITABLE TO SURFACE FINISH), FOR SODDED/PLANTED AREAS USE COMPACTED CLEAN EARTH FILL SUITABLE FOR PLANT GROWTH. FOR PAVED AREAS USE COMPACTED GRANULAR BASE.
10. ALL TREES WITHIN OR IMMEDIATELY ADJACENT TO AREA OF WORK TO BE PROTECTED TO CITY OF OTTAWA TREE PROTECTION STANDARDS.



1 VEHICLE TURNING MOVEMENTS
L100 1:500

ARCHITECTURE 49
1345 ROSEMOUNT AVENUE
CORNWALL, ONTARIO, CANADA K6J3E5
PHONE: 613-933-5604 | FAX: 613-9360335 | WWW.ARCHITECTURE49.COM

CONSULTANT - SUB CONSULTANT:

CONSULTANT - SUB CONSULTANT:

CONSULTANT - SUB CONSULTANT:

CONSULTANT - SUB CONSULTANT:

SEAL:

CLIENT:

CLIENT REF. #:

PROJECT:

PROPOSED SELF-STORAGE
LADY ELLEN PLACE

KEY PLAN:

ISSUED FOR - REVISION:

B	RE	DATE	DESCRIPTION
1	0	11/02/2022	ISSUED FOR SPA

PROJECT NO: 219-00058-09
DATE: 2022-11-04
ORIGINAL SCALE: As indicated
DESIGNED BY: AH
DRAWN BY: SG
CHECKED BY: AH
IF THIS BAR IS NOT 25mm LONG, ADJUST YOUR PLOTTING SCALE. 25mm
DISCIPLINE: LANDSCAPE ARCHITECTURE
TITLE:

SITE PLAN

SHEET NUMBER: A100
SHEET #: OF
ISSUE: ISSUED FOR DEVELOPMENT PERMIT
REV #:
DATE OF: 2022 11 04